

4060 EAST 26TH STREET
VERNON, CA 90058



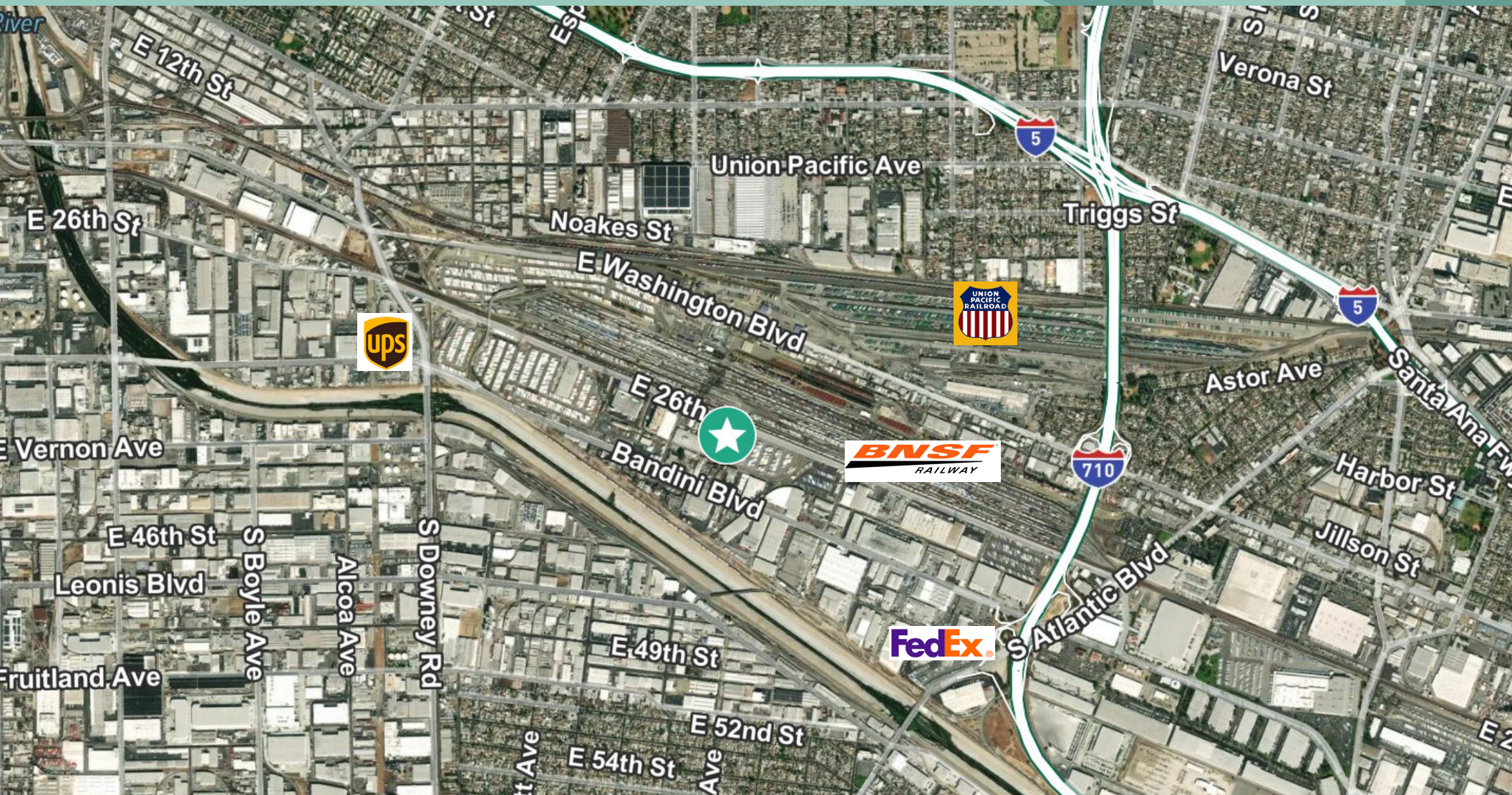
INDUSTRIAL LAND
FOR LEASE: 106,861 SF (2.453 Acres)



PROPERTY HIGHLIGHTS

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106,861 SF



2.453 Acre Lot



Immediate proximity
to BNSF & UP Intermodal
Rail Yards



76 Total
Trailer Stalls



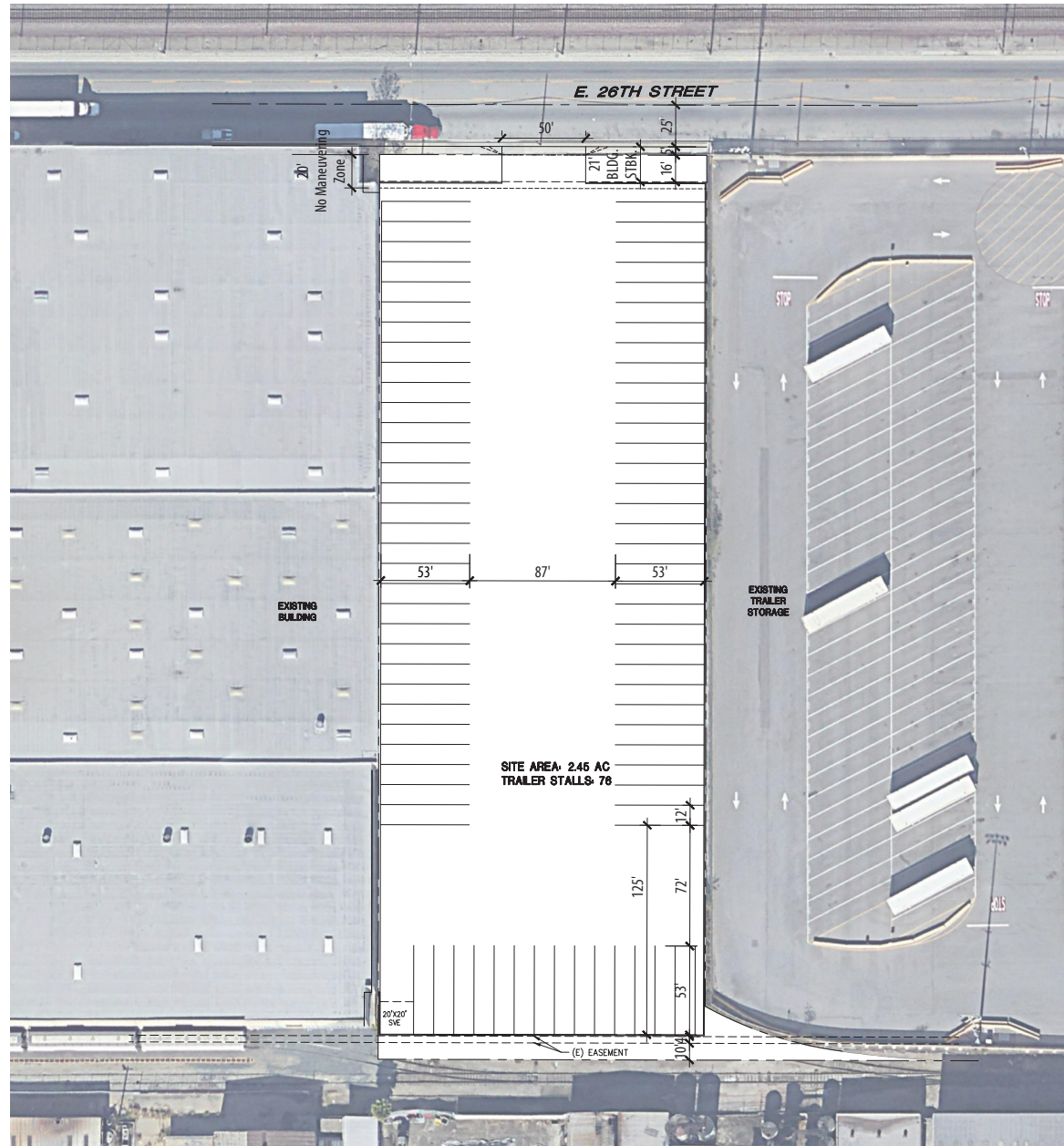
Fully fenced and paved within
Vernon Transportation Zone.
Parking Allowed.

SITE PLAN

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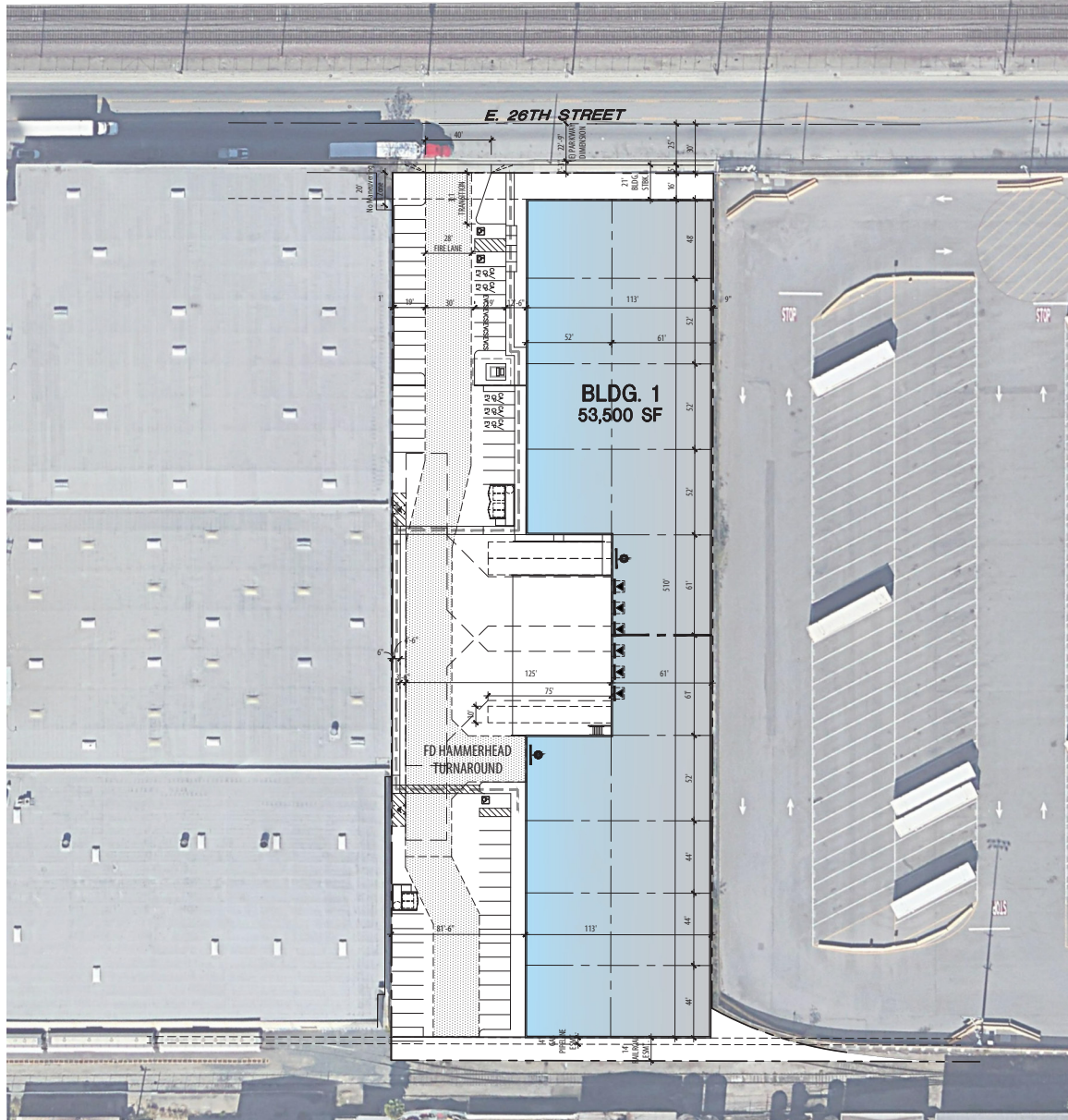
Trailer
Parking -
76 Stalls



POTENTIAL BUILDING BUILT TO SUIT - 53,500 SF

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LOCATION & TRANSPORTATION

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I-5 Freeway
is 2.5 miles north
from site



I-10 Freeway
is 3 miles north
from site



I-710 Freeway
is 1 mile east
from site



I-110 Freeway
is 5.5 miles west
from site



I-105 Freeway
is 7.5 miles south
from site



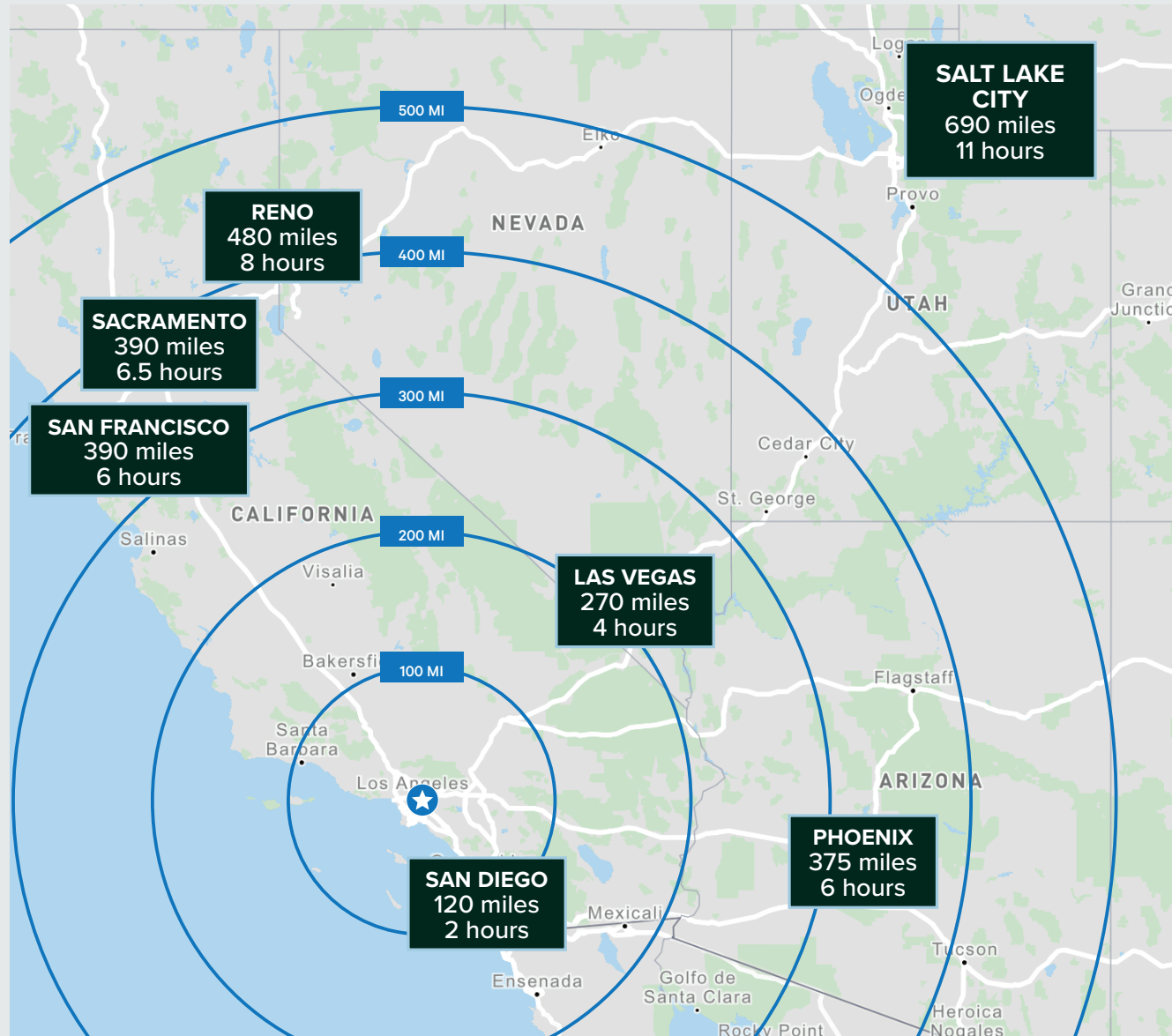
Immediate Proximity
to BNSF & UP
Intermodal Rail Yards



LAX Airport
is 14 miles
from site



LA, LB Ports
are 22 miles
south



CITY OF VERNON

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- Located southeast of DTLA, the City of Vernon is 5.2 square miles with a total population of 180.
- Founded in 1905 as the first exclusively industrial city in the Southwestern U.S., Vernon currently houses more than 1,800 businesses, employing approximately 55,000 people.
- Vernon Public Utilities (VPU) serve as an essential resource to the City's business community, providing dependable, high-quality utility services at very competitive rates. The VPU offers electricity, natural gas, water, and fiber optic services.
- The Vernon Police department has an emergency response time of less than four minutes.

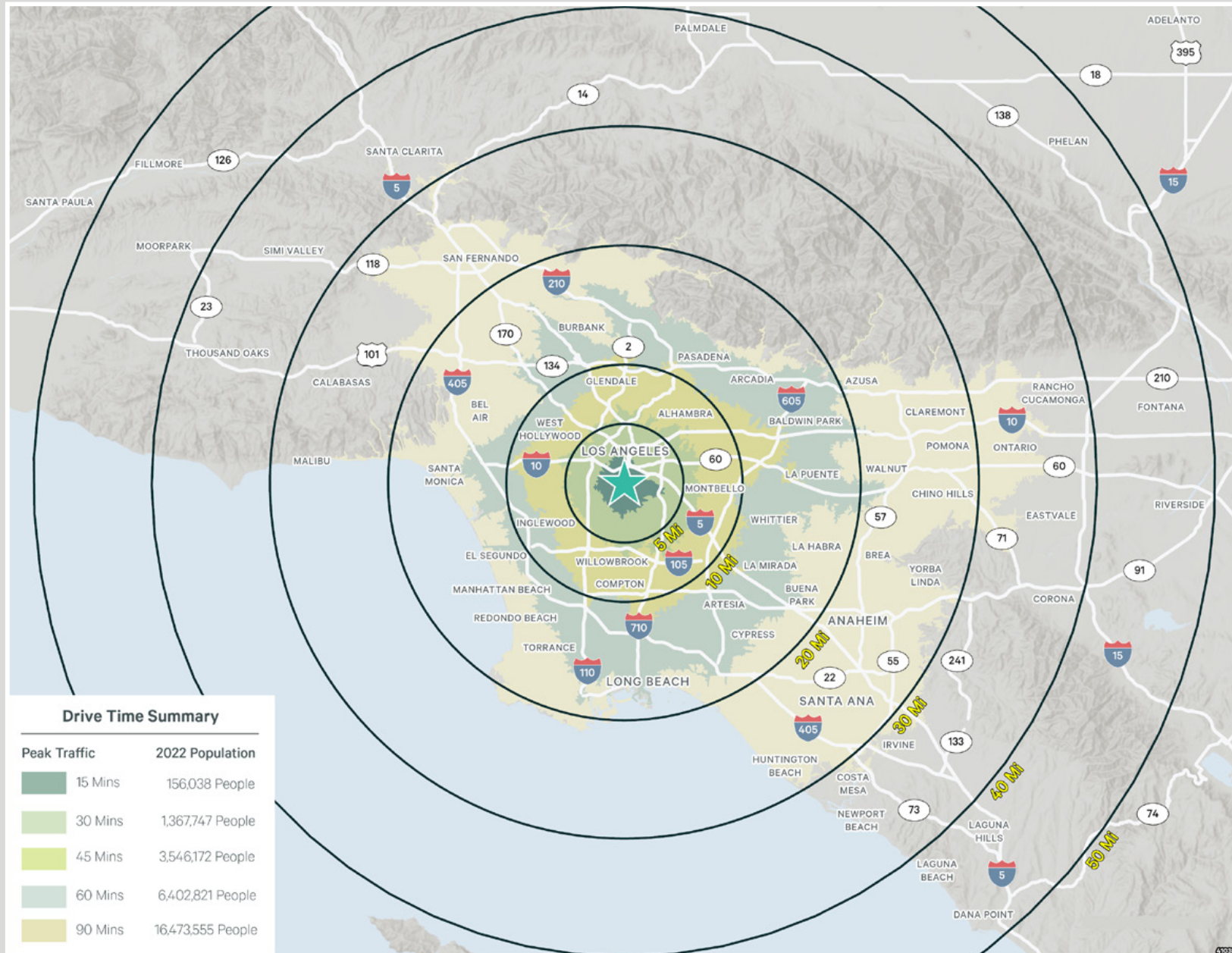


POPULATION REACH

PEAK DRIVE TIME

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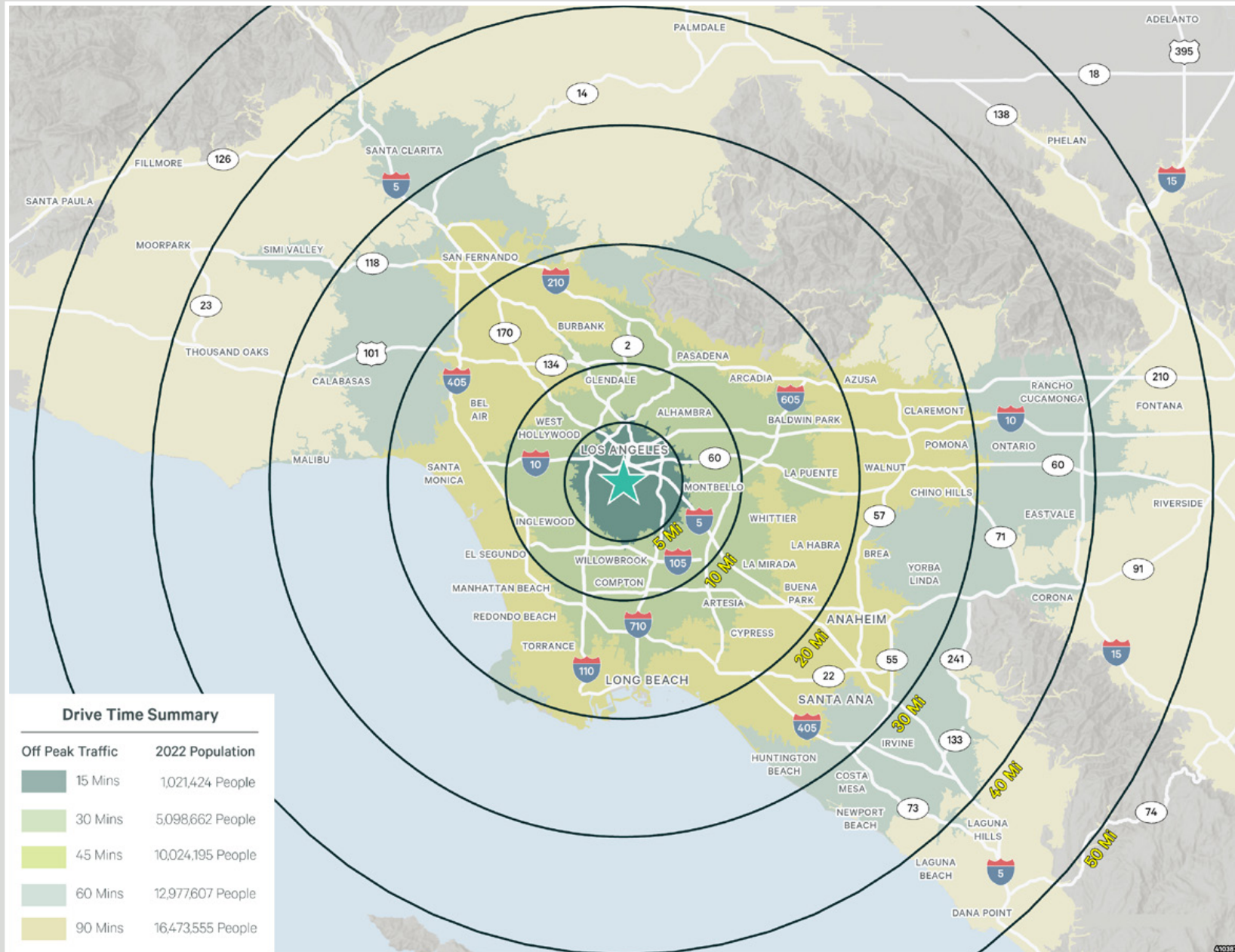


POPULATION REACH

OFF PEAK DRIVE TIME

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FOR MORE INFORMATION

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PLEASE CONTACT:

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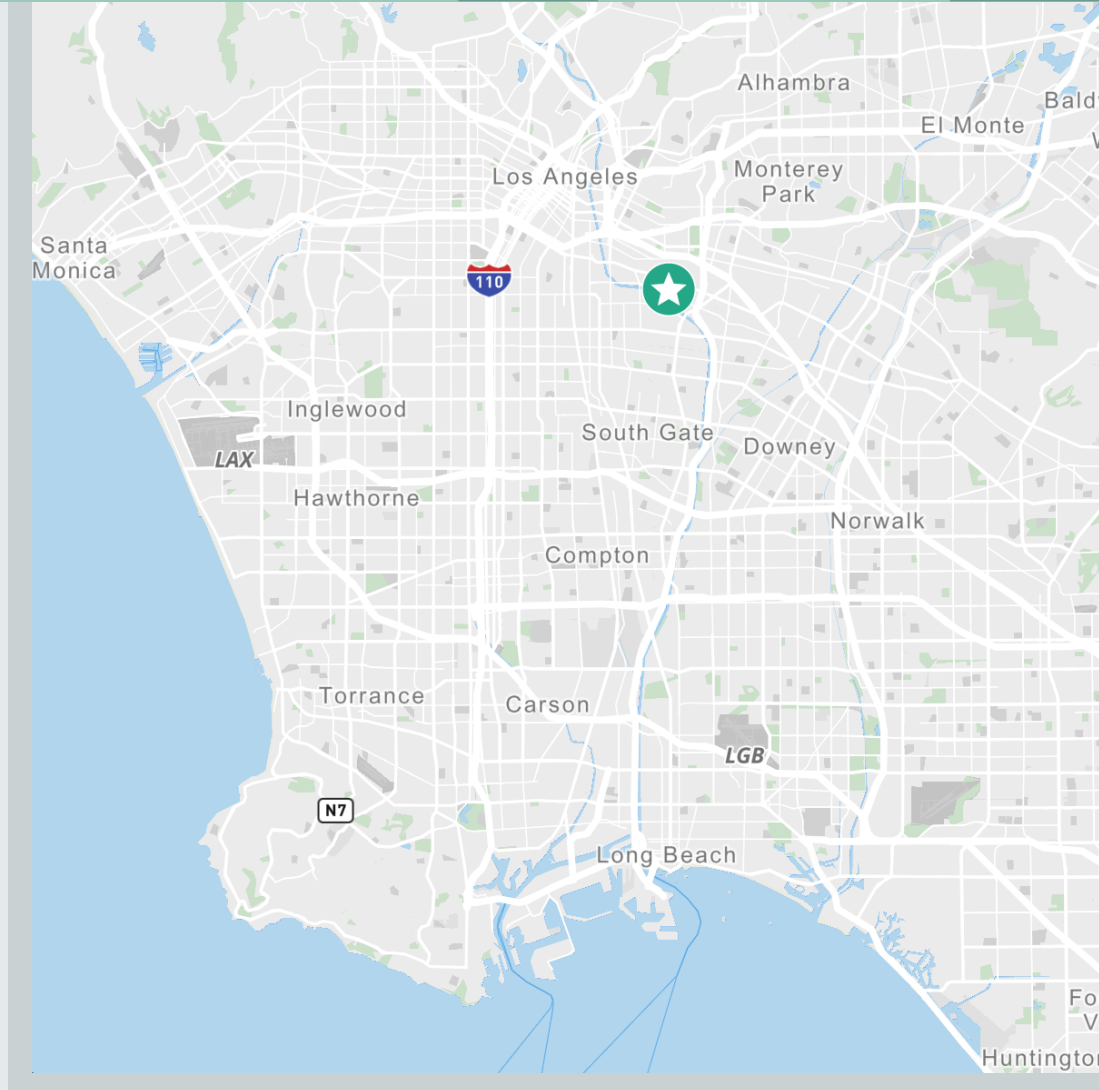
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